

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Chamberlain at 7:30 P.M. on Tuesday, June 11, 2002, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Pennington
Kramer
Starr
Waller
Vleck
Littman
Wright
Chamberlain
Storrs

Absent

Also Present:

Mark Miller, Planning Director
Susan Lancaster, Assistant City Attorney

2. PUBLIC COMMENTS

No public comments.

3. MINUTES – May 14, 2002

RESOLUTION

Moved by Starr

Seconded by Pennington

RESOLVED to approve the May 14, 2002 Planning Commission Regular Meeting Minutes as amended.

Yeas

All Present (9)

MOTION CARRIED

MINUTES – May 28, 2002

RESOLUTION

Moved by Storrs

Seconded by Starr

RESOLVED to approve the May 28, 2002 Planning Commission Special Study Meeting Minutes as amended.

Yeas

Starr

Kramer

Waller

Pennington

Vleck

Littman

Storrs

NaysAbstain

Chamberlain

Wright

MOTION CARRIED

PLANNED UNIT DEVELOPMENT

4. PUBLIC HEARING - PROPOSED PLANNED UNIT DEVELOPMENT (PUD-1) – Proposed Troy Baptist Church/Robertson Brothers P.U.D., East side of Rochester and South of South Blvd., Section 2 – R-1D

Mr. Miller stated that the petitioner has submitted revised PUD plans. A review of these plans is underway and a report will be provided to the Planning Commission for the next Special / Study Planning Commission Meeting. The Public Hearing will be postponed to the next Regular Planning Commission Meeting.

Mr. Chamberlain stated that the Commission did not have a chance to review the input on this as it was received in the Planning Department at close of business on Monday, June 11, 2002.

Mr. Storrs commented that the petitioner found that they had to make some last minute changes to the plan, so it arrived in the Planning Department too late to take any further action at this time.

RESOLUTION

Moved by Littman

Seconded by Wright

RESOLVED, to postpone the Preliminary Plan Unit Development for the Troy Baptist Church/Robertson Brothers located on the east side of Rochester Road and south of South Boulevard, Section 2, R-1D, to the next Regular Planning Commission Meeting.

Yeas:

All Present (9)

Nays:Absent:

MOTION CARRIED

SITE PLANS

5. SITE PLAN REVIEW – Proposed Crestwood Site Condominium, North side of Wattles, East of Livernois, Section 15 – R-1C

Mr. Miller stated that there was no data available and we need to postpone this to the next regular meeting.

RESOLUTION

Moved by Starr

Seconded by Storrs

RESOLVED, to postpone the Preliminary Site Plan for the proposed Crestwood Site Condominium, North side of Wattles, East of Livernois, Section 15, R-1C, to the next Regular Planning Commission Meeting.

Yeas:

All Present (9)

Nays:Absent:

MOTION CARRIED

SPECIAL USE REQUESTS

6. **PUBLIC HEARING – SPECIAL USE REQUEST (SU-313)** – Trainer's Obedience Center, East side of Troy Ct. and south of Park, Section 34 – M-1

Mr. Miller stated that the petitioner is in the process of preparing revised plans for the subject property. A resolution is needed to postpone the Special Use Request until the revised plans are submitted to the Planning Department.

Mr. Chamberlain stated we need a resolution to postpone this item until such time as revised plans are submitted to the Planning Department.

RESOLUTION

Moved by Wright

Seconded by Littman

RESOLVED, to postpone the Special Use Request for the Trainer's Obedience Center located on the east side of Troy Ct. and south of Park, Section 34 – M-1, until revised plans are submitted.

Yeas:

All Present (9)

Nays:

Absent:

MOTION CARRIED

STREET VACATION

7. **PUBLIC HEARING – STREET VACATION REQUEST (SV-173)** – Hanover Street between Lot 85 & 179 of McCormick & Lawrence Little Farms Subdivision, North of Wattles, East of Livernois, Section 15 – R-1C

Mr. Miller stated that Kathy and Robert Niedzwiecki, along with the Judson Center, submitted a Street Vacation Request. The applicants own the lots abutting Hanover Street on both sides. The Niedzwiecki's own lot 85 to the west and the Judson Center owns lot 86 (179 Leetonia) to the east. The section of Hanover Street proposed to be vacated is 50 feet wide and 217.05 feet in length. This portion of the Hanover Street right of way is unimproved. Hanover Street runs through a single family residential neighborhood. Lot 85 to the west is a vacant lot. The Judson Center, a group home facility offering residential programs

for children, sits on lot 86 to the west (179 Leetonia Street). The entire neighborhood is zoned R-1C One Family Residential.

Mr. Miller further stated that the application states that it is required for: "New construction Lot #85 and maintenance needed".

Mr. Miller further stated that the Hanover Street right of way (platted Hudson Avenue) extends between Wattles Avenue and Randall Drive. However, only the portion between Wattles Avenue and Crestfield Avenue is paved. Presently the unpaved portions of Hanover Street are not utilized by vehicular traffic. The unimproved section of Hanover Street does not provide vehicular access to any existing lots and does not appear to impact access for emergency service vehicles and there are no utility easements located within this portion of the Hanover Street right-of-way.

Mr. Miller further stated that Randall Drive is a signed bike route as indicated on the City of Troy Bike Route map. The Hanover Street right of way extends from Wattles Road north to Randall Drive. At Randall Drive, a 12 foot wide public walkway extends north between lot 232 (243 Randall Drive) and lot 233 (259 Randall Drive) to the Leonard Elementary School property. There is an 8 foot wide paved path located within this easement, which runs from the sidewalk north to the edge of the school property.

Mr. Miller further stated that there is presently a sidewalk within the Hanover Street right of way, between Crestfield Avenue and Leetonia Avenue, approximately 365 feet in length. There is also a section of sidewalk which runs south from Randall Drive toward Evaline Avenue, for a distance of approximately 112 feet. The unimproved section of Hanover Street between Leetonia and Randall represents a gap in a 1,400 linear foot sidewalk system between Wattles Road and the school property.

Mr. Miller further stated that a bike path or sidewalk along the entire length of the Hanover Street right of way would provide a direct non-motorized connection from Wattles Road to the Leonard Elementary School property. If the sidewalk were to be extended from the property line to the school, the link would improve safety and convenience for students walking to school from this neighborhood and from Wattles Road. Future completion of this project would be consistent with the intent of the City of Troy Transportation Plan.

Mr. Miller further stated that the ownership of the vacated street resulting from a street vacation reverts to the owners of the lots on each side of the right of way; the resulting property is split down the center, with each property owner receiving half of the right-of-way.

Mr. Miller concluded stating that the entire neighborhood including the lots abutting the right of way are designated on the Future Land Use plan as Low Density Residential.

Mr. Kramer commented about the street to the north to Evaline and that it is a platted right-of-way for a street and asked if there was an easement there.

Mr. Miller stated it is a right-of-way, but there is no easement.

Mr. Kramer stated north to Randall, that has not been vacated yet.

Mr. Miller stated that's true.

Mr. Wright questioned Mr. Miller about a 12 foot walkway that Mr. Miller recommended be retained and asked if that would be wide enough to get equipment in and actually put a sidewalk in there.

Mr. Miller stated yes. That the City standard for public walkways is 12 feet.

Mr. Littman asked if there was any problem with the sidewalks up both sides of Hanover.

Mr. Miller asked Mr. Littman if he meant that they would not align.

Mr. Littman stated yes.

Mr. Miller stated they should align. However, none of that is necessary for a road purpose. However, in the short term, yes, they should be aligned but in the long run it would not be necessary if all of that area is vacated in the future.

Mr. Waller commented on the half block that goes north of the subject property up to Evaline and another half block that goes up to where the sidewalks are and asked Mr. Miller if that property been vacated or will it be vacated in the future.

Mr. Miller stated that it has not been vacated and we have had no application submitted for vacation.

Ms. Kathy Niedzwiecki, petitioner, stated that their reason for this request is that they are planning to build on the lot, and we were concerned about the position of the house. Keeping this as a public walkway, I feel is a great idea.

Mr. Chamberlain asked the petitioner if she had any further comments or questions.

Ms. Niedzwiecki asked what would our setbacks be on our lot.

Mr. Miller stated that the standard side yard setback is smaller versus a setback from a street, and that the petitioner would gain 19 feet of property.

Mr. Chamberlain stated to the petitioner that she gains a lot more width and that the lot line moves east by 19 feet.

Mr. Kramer stated that coming in southwest on Leetonia, did you say it was centered. Our aerial photo makes it look like it's on the east side of the street.

Mr. Niedzwiecki asked Mr. Kramer if he was talking about the undeveloped portion. She stated that it appears to be centered to her but that he may be right.

Mr. Wright commented on the petitioner gaining 19 feet. He stated that an 85 foot lot now becomes a 104 foot lot; however, your buildable width would be 84 feet.

Ms. Niedzwiecki stated that's fine.

Public hearing opened and closed.

RESOLUTION

Moved by Kramer

Seconded by Wright

RESOLVED, that the Planning Commission hereby recommends to the City Council that the street vacation request for the 50 ft. wide Hanover St. (platted Hudson Ave.) right-of-way extending north approximately 217.05 ft. from Leetonia St. (platted Loraine Ave.), abutting lots 85 and 86 of McCormick & Lawrence Little Farms Subdivision 5 (Liber 20, page 30, of Oakland County Plats), in Section 15., be approved subject to the retention of the middle 12 ft. of the right-of-way for a public walkway.

Mr. Storrs asked if we are absolutely certain that no additional public utilities are needed through there.

Mr. Miller replied yes, the Engineering Department reviewed the vacation request.

Yeas:

Nays:

Absent:

All Present (9)

MOTION CARRIED

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 7:58 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP
Planning Director